

*COMMONWEALTH OF MASSACHUSETTS*

*TOWN OF NANTUCKET*



*July 26, 2007 Special Town Meeting  
with  
Finance Committee Motions*



# **Town of Nantucket**

**16 Broad Street  
Nantucket, MA 02554  
508-228-7255  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)**

## **BOARD OF SELECTMEN**

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Michael Kopko, Vice-Chairman  
Brian Chadwick  
Patricia Roggeveen  
Allen Reinhard**

## **FINANCE COMMITTEE**

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Bruce D. Miller, Vice-Chairman  
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Christopher J. Kickham  
Gregory P. Keltz  
Peter Morrison  
Matthew T. Mulcahy  
Michael B. Rosen  
Rick Ulmer**

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**TOWN OF NANTUCKET**  
**July 26, 2007 SPECIAL TOWN MEETING**

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***NOTE: PETITION ARTICLES HAVE BEEN PRINTED  
AS SUBMITTED BY THE PETITIONERS AND  
MAY CONTAIN TYPOGRAPHICAL AND OTHER  
ERRORS***



## ARTICLE 1

(Real Estate Acquisition: Dreamland Theater)

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute including a borrowing contingent upon passage by ballot of a debt exclusion override referendum question a certain sum for the acquisition by purchase, gift, eminent domain or otherwise the following described parcel of land, the buildings thereon and fixtures and furnishings therein, for municipal purposes; and further, to authorize the Board of Selectmen, after such property is acquired, to convey such property or to enter into a long-term lease for the renovation and operation of a Community Performing Arts Center for a period of time of twenty years.

The Dreamland Theatre - the land, together with the buildings and improvements thereon, situated at:

17 S. Water St., Nantucket Assessor's map 42.3.1, parcel 11.1 and 18 Easy St., Nantucket Assessor's map 42.3.1, parcel 11.2, both parcels being registered together and under Land Court Certificate of Title No. 21691.

*(H. Flint Ranney, et al)*

### FINANCE COMMITTEE MOTION:

Moved that the Article not be adopted.

### FINANCE COMMITTEE COMMENT:

The Finance Committee recommends that the Board of Selectmen be encouraged to acquire, by purchase or gift, the following real property interests in connection with the Dreamland Theater, being the land and building located at 17 S. Water St., Nantucket Assessor's map 42.3.1, parcel 11.1 and 18 Easy St., Nantucket Assessor's map 42.3.1, parcel 11.2, both parcels being registered together under Land Court Certificate of Title No. 21691 as follows.

1. A deed restriction that grants the Town written advance notice of any future re-sale, together with a right of first refusal to purchase the property and
2. A covenant by deed restriction on said property, restricting the ground floor to operation as a movie theatre going into the future.

## ARTICLE 2

(Real Estate Disposition: Roundabout at Sparks Avenue/  
Hooper Farm Road/Pleasant Street)

To see if the Town will vote to authorize the disposal of the following parcel of land owned by the Town of Nantucket, in accordance with Chapter 30B of the Massachusetts General Laws, as applicable:

Parcel RL-2 containing approximately 651 square feet of land located at 14A Sparks Avenue, as shown on Plan 2005/67 titled "Plan Showing Alteration of Sparks Avenue at

Pleasant Street and Hooper Farm Road,” by Greenman-Pedersen, Inc., dated October 27, 2005, on file at the Nantucket Registry of Deeds. And, to take other actions as may be appropriate related thereto.

*(Board of Selectmen for Planning Board)*

**FINANCE COMMITTEE MOTION:** Moved that the Board of Selectmen is hereby authorized to dispose of the following parcel of land owned by the Town of Nantucket, in accordance with Chapter 30B of the Massachusetts General Laws, as applicable:

**Parcel RL-2 containing approximately 651 square feet of land located at 14A Sparks Avenue, as shown on Plan 2005/67 titled “Plan Showing Alteration of Sparks Avenue at Pleasant Street and Hooper Farm Road,” by Greenman-Pedersen, Inc., dated October 27, 2005, on file at the Nantucket Registry of Deeds.**

### **ARTICLE 3**

**(Real Estate Acquisition: 10-12 Washington Street)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee title or lesser title interest in two certain parcels of land, together with improvements thereon, identified as Town of Nantucket Assessor Map 42.3.1, Parcel 142 and Parcel 143 and numbered 10 and 12 Washington Street, Nantucket, or any portions thereof, for general municipal purposes; to see if the town will vote to authorize the Board of Selectmen to sell, lease, convey or otherwise make such property available to the Nantucket Regional Transit Authority for transportation purposes; and further to see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute, or transfer from available funds including any funds received from the Nantucket Regional Transit Authority for this purpose or any funds realized from the Nantucket Island Land Bank for the disposition to the Land Bank of the parcels of land described in the motion voted pursuant to Article 75 of the 2007 Annual Town Meeting or from any leasing or licensing by the Land Bank, other Town properties or portions thereof, including without limitation the parcel containing approximately 17.8 acres, known as the "Wood Property," having an address of 55 Warren's Landing Road and identified as Town Assessor Map 38, Parcel 30, or to take any other action as may be appropriate or related thereto.

*(Board of Selectmen)*

**FINANCE COMMITTEE MOTION:**  
**Moved that**

**(a) The Board of Selectmen be hereby authorized to acquire, by purchase, gift or eminent domain, the fee title or lesser title interest in two certain parcels of land, together with improvements thereon, identified as Town of Nantucket Assessor Map 42.3.1, Parcel 142 and Parcel 143 and numbered 10 and 12 Washington Street, Nantucket, or any portions thereof, for general municipal purposes;**



b) that the Board of Selectmen be hereby authorized to sell, lease, convey or otherwise make all or a portion of such property available to the Nantucket Regional Transit Authority for transportation purposes;

(c) that Three million Five Hundred Thousand Dollars (\$3,500,000) be appropriated for the purposes of such acquisition and, to meet this appropriation, and further that the Town Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow Three Million Five Hundred Thousand Dollars (\$3,500,000) and to issue general obligation bonds and notes of the Town, pursuant to any applicable statute, provided however, this appropriation shall not take effect unless or until passage by ballot of a referendum question exempting the principal so borrowed and interest thereon from the limitations of Proposition 2½, so-called, (G.L. c. 59, s. 21C(k)) and provided further that the Board of Selectmen is authorized in their discretion to reduce the amount of such borrowing by applying to such purchase the proceeds received, if any, from the sale of property to the Nantucket Land Bank Commission as authorized by Article 75 of the 2007 Annual Town Meeting.